

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

304/103 Grange Road, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$410,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2019 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14/5 Warley Rd MALVERN EAST 3145	\$395,000	11/03/2020
2	104/1b Kokaribb Rd CARNEGIE 3163	\$395,000	05/01/2020
3	4/167 Murrumbeena Rd MURRUMBEENA 3163	\$385,000	11/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/06/2020 13:24



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending March 2020: \$590,000

Comparable Properties



14/5 Warley Rd MALVERN EAST 3145 (REI/VG) Agent Comments

1 1 -

Price: \$395,000
Method: Sold Before Auction
Date: 11/03/2020
Property Type: Apartment



104/1b Kokaribb Rd CARNEGIE 3163 (REI/VG) Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 05/01/2020
Property Type: Apartment



4/167 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

1 1 1

Price: \$385,000
Method: Sold Before Auction
Date: 11/05/2020
Rooms: 2
Property Type: Apartment